

**PLANNING & ZONING COMMISSION MEETING
CITY OF MANSFIELD**

January 22, 2019

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Kent Knight	Commissioner
Mel Neuman	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner

Absent:

Tamera Bounds	Commissioner
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Staff:

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary

Call to Order

Chairman Wilshire called the meeting to order at 6:30 p.m.

Minutes

Chairman Wilshire called for approval of the January 7, 2019, minutes. Commissioner Knight made a motion to approve the minutes. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Papp

Nays: 0

Abstain: 0

Citizen Comments

None

SD#18-045: Public Hearing on a replat to create Lot 1R-1, Block 1, Klein Tools Addition

Randy Eardley, representing the applicant, gave an overview of the request and was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Commissioner Papp- made a motion to approve the replat. Commissioner Knight seconded the motion which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Papp

Nays: 0

Abstain: 0

ZC#18-032: Public Hearing for a change of zoning from SF-12/22, Single-Family Residential to C-2, Community Business District on approximately 4.888 acres out of the F.B. Waddell Survey, Abstract #1658, Tarrant County, Texas, located at 777 N. Walnut Creek

Remington Wheat, representing the applicant, gave an overview of the request and was available for questions. Kyle Bodine, also representing the applicant, was available for questions regarding the building height.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

Commissioner Newman expressed concerns about approving C-2 zoning that would give the church the ability to build close to the residential homes on the west side of the property because churches are exempt from the Residential Proximity Standards in Section 7400 of the Zoning Ordinance. He read several provisions from the Zoning Ordinance that affected the church and their proximity to the residential homes and discussed the need for separation. The applicant was able to reassure the Commissioners that they would keep the new building in line with the existing building and that a proper setback would be maintained through the provisions of parking, landscape setbacks and fire lane requirements as noted by Ms. Sudbury. After discussion, Commissioner Neuman made a motion to approve the request noting that Council should be made aware that the Residential Proximity Standards do not apply to churches. Vice Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 6 - Wilshire, Smithee, Neuman, Knight, Klenzendorf and Papp

Nays: 0

Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

Commissioner Knight made a motion to adjourn the meeting. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Neuman, Knight, Klenzendorf and Papp

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:04 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary